

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Office of Economic &
Community Development
For reading: March 27, 2007

CLERK'S OFFICE

AMENDED AND APPROVED

Date: 4-10-07

**ANCHORAGE, ALASKA
AO 2007-57**

1 AN ORDINANCE WAIVING PERMITTING REQUIREMENTS IN
2 ANCHORAGE MUNICIPAL CODE TITLES 21 AND 23 IN A R-3 SL
3 (MULTIPLE FAMILY RESIDENTIAL) DISTRICT WITH SPECIAL
4 LIMITATIONS (AO 97-101) FOR TRACT 2A, HOLLYWOOD VISTA
5 SUBDIVISION, PLAT NO. 2006-139; TRACT 1, U.S. SURVEY 3026; AND A
6 PORTION OF U.S. SURVEY 1170, ARR ANCHORAGE TERMINAL
7 RESERVE.
8

9
10 **THE ANCHORAGE ASSEMBLY ORDAINS:**

11
12 **Section 1.** The Anchorage Municipal Code requirements for a conditional use
13 permit for natural resources extraction, imposed by title 21, and a grading, excavation
14 and fill permit, imposed by title 23, are hereby waived as to the extraction of gravel and
15 associated material conducted pursuant special limitations under AO 97-101 on the
16 following property:

17
18 Tract 2A, HOLLYWOOD VISTA SUBDIVISION, Plat no. 2006-139;
19 and

20
21 Tract 1, U.S. Survey 3026; and

22
23 A portion of U.S. Survey 1170, ARR Anchorage Terminal Reserve,
24 located within the Southwest 1/4, Section 8, Township 13 North, Range 3
25 West, Seward Meridian, Alaska, Anchorage Recording District,
26 containing 16.74 acres.
27

28 **Section 2.** **The terms and conditions of operation for gravel extraction**
29 **Tak'atnu Development on Government Hill, 2007 set forth in the attached**
30 **agreement signed by the parties on April 10, 2007 are incorporated into this**
31 **ordinance and are binding on the parties to that agreement.**

32
33 **Section 3.[2.]** This ordinance shall be effective immediately upon passage and approval
34 by the Assembly.

35
36 PASSED AND APPROVED by the Anchorage Assembly this 10th day of
37 April 2007.

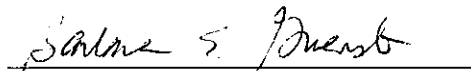
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39 
40 Chair of the Assembly

1 ATTEST:

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Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2007- 57

Title: AN ORDINANCE WAIVING PERMITTING REQUIREMENTS IN ANCHORAGE MUNICIPAL CODE TITLES 21 AND 23 IN A R-3 SL (MULTIPLE FAMILY RESIDENTIAL) DISTRICT WITH SPECIAL LIMITATIONS (AO 97-101) FOR TRACT 2A, HOLLYWOOD VISTA SUBDIVISION, PLAT NO. 2006-139; TRACT 1, U.S. SURVEY 3026; AND A PORTION OF U.S. SURVEY 1170, ARR ANCHORAGE TERMINAL RESERVE.

Sponsor: MAYOR
 Preparing Agency: Office of Economic & Community Development
 Others Impacted: Development Services

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

According to the MOA permit fee schedule, this waiver may result in lost permit fee revenues of approximately:
 \$8,000 - Conditional Use Permit
 \$135.00 per every 10,001 - 100,000 cubic yards (cu) of gravel for first 10,000 yards and \$69.00 per each additional 10,000 cu or fraction thereof. The fee schedule changes slightly as the cubic yards of gravel increase. It is unknown how much gravel actually exists at this time.

PRIVATE SECTOR ECONOMIC EFFECTS:

There is no cost to the private sector due to the AO.

Prepared by: Schawna Thoma, Deputy Director

Telephone: 343-7117



Municipality of Anchorage
Assembly Memorandum

No. AM 233-2007

Meeting Date: March 27, 2007

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE WAIVING PERMITTING REQUIREMENTS IN
4 ANCHORAGE MUNICIPAL CODE TITLES 21 AND 23 IN A R-3
5 SL (MULTIPLE FAMILY RESIDENTIAL) DISTRICT WITH
6 SPECIAL LIMITATIONS (AO 97-101) FOR TRACT 2A,
7 HOLLYWOOD VISTA SUBDIVISION, PLAT NO. 2006-139;
8 TRACT 1, U.S. SURVEY 3026; AND A PORTION OF U.S. SURVEY
9 1170, ARR ANCHORAGE TERMINAL RESERVE.

10
11 In 2004, the Mayor appointed the Hollywood Vista Task Force, primarily of Government
12 Hill residents, to oversee the planning process for an area on Government Hill formerly
13 known as Hollywood Vista. The blighted Hollywood Vista site was demolished in 1997 and
14 Government Hill residents desire future redevelopment to include single family home
15 ownership.

16
17 The process to redevelop the site is now underway. A developer was chosen through
18 Requests For Proposals, and a site plan developed with construction slated to begin in spring
19 2007.

20
21 Before construction begins, gravel must be extracted from the site. The Municipality, the
22 Alaska Railroad and the Port of Anchorage worked extensively with the Government Hill
23 community to find a gravel haul road route with the least amount of impact to the
24 neighborhood.

25
26 In order to stay on schedule and begin construction this spring, a waiver of the conditional
27 use permit requirement for resource extraction is required. This AO also waives the
28 requirement for a grading, excavation and fill permit, imposed by title 23.

29
30 The waiver does not change a requirement for the site plan to be submitted to the Planning
31 and Zoning Commission and others, as outlined in AO 97-101; the waiver of the conditional
32 use permit provision allows the project to proceed now.

33
34 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
35 **WAIVING PERMITTING REQUIREMENTS IN ANCHORAGE MUNICIPAL**
36 **CODE TITLES 21 AND 23 IN A R-3 SL (MULTIPLE FAMILY RESIDENTIAL)**
37 **DISTRICT WITH SPECIAL LIMITATIONS (AO 97-101) FOR TRACT 2A,**
38 **HOLLYWOOD VISTA SUBDIVISION, PLAT NO. 2006-139; TRACT 1, U.S.**
39 **SURVEY 3026; AND A PORTION OF U.S. SURVEY 1170, ARR ANCHORAGE**
40 **TERMINAL RESERVE.**

1
2 Prepared by: Schawna Thoma, Deputy Director,
3 Office of Economic & Community Development
4 Approved: Mary Jane Michael, Executive Director
5 Office of Economic and Community Development
6 Concur: James N. Reeves, Municipal Attorney
7 Concur: Denis C. LeBlanc, Municipal Manager
8 Respectfully submitted, Mark Begich, Mayor
9
10



Municipality of Anchorage

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Mayor Mark Begich

Office of the Mayor

Conditions of Operation for Gravel Extraction Tak'atnu Development on Government Hill, 2007

The following terms will apply to the gravel extraction portion of the Tak'atnu development on Government Hill beginning Spring 2007:

Jaguar Development Group, LLC agrees to the following:

1. Hours of operation shall be:
School days: 9:30 am to 3pm and 4-7pm
Saturdays: 7am – 7pm
After school dismisses for summer: 7am – 7pm
Sundays: none
Holidays: none
2. Hours of operations of including maintenance shall occur only at the times and dates stated above.
3. Gravel extraction must be completed by July 15th, 2007
4. Regular street sweeping shall be required where trucks enter public roadways and in other areas along haul route as needed. All street sweeping will be a wet sweep, preceded by water application, to minimize dust.
5. Tire wash and or truck grooming and cleaning before trucks leave the site.
6. Compliance with all load limits set forth in AMC Title 9 and seasonal weight restrictions (a percentage of legal allowable weight and shall be applied to the maximum axle loading of 17 AAC 25.013(e)) as posted by Alaska State Department of Transportation and the Municipality of Anchorage.
7. Signs shall be posted at the job site and shall be viewable by the public and shall list contact names and phone numbers of municipal officials and the developer so that individuals can report concerns or complaints.
8. At the end of the extraction period, a summary shall be compiled and include some of the following information: area dug, amounts of material removed, areas restored, etc.

The Municipality of Anchorage agrees to the following:

1. Municipal officials will determine any action or corrective measures needed and address the concerns immediately.
2. All complaints received by the municipality shall be relayed via e-mail to the Government Hill Community Council president.
3. Residents living adjacent to excavation site and adjacent to haul route will be informed by mail of the project's purpose, duration of excavation operation, hours of operation and contact information.
4. Once title to the property know as "Defense Fuels Property" is transferred from the Department of Defense to the Port of Anchorage (POA), the port shall work with the GHCC and the MOA to develop a site plan for the area including but not limited to landscaping, seeding fencing, vehicle pullouts, bollards etc.

5. The MOA shall work with the POA and the Alaska Railroad Corporation on the demolition of the building known as the "Detail Shop" in order to accommodate a haul route for the gravel extraction previous to hauling gravel to the port.
6. Any damage to the paved road portions of the haul route due to truck traffic will be repaired before the end of Summer 2007.
7. This agreement will be filed with the Planning & Zoning Commission and infractions will be enforceable by Zoning Enforcement.

The Government Hill Community Council agrees to the following:

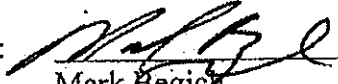
1. GHCC shall submit a resolution to the Planning & Zoning Commission addressing overall approval of the development plan for the Tak'atnu development (formerly known as Hollywood Vista).
2. GHCC supports the passage of AO 2007-57 an ordinance waiving permitting requirements in AMC Tiles 21 and 23 in a R-3 SL district with special limitations (AO 97-101) for Tract 2A Hollywood Vista Subdivision.

The Port of Anchorage agrees to the following:

1. The Port of Anchorage shall develop a gravel haul road in a way to have the least impact to the neighborhood.
2. The gravel haul road penetrating the fence along Bluff Drive and crossing the former defense fuels site will be abandoned immediately following the July 15th gravel extraction deadline.
3. The defense fuels haul road shall not be reopened to access port facilities, port construction projects or neighboring industrial projects in the port area. It is understood that this road is temporary and is to serve the Hollywood Vista gravel extraction project exclusively.
4. Once title to the property know as "Defense Fuels Property" is transferred from the Department of Defense to the Port of Anchorage, the Port shall work with the GHCC to develop a site plan for the area including but not limited to landscaping, seeding fencing, vehicle pullouts, bollards etc.


The following parties agree to the terms and conditions above:

MUNICIPALITY OF ANCHORAGE

By: 
Mark Begich
Mayor

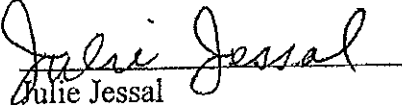
Date: 4-10-07

HOLLYWOOD VISTA REDEVELOPMENT COMMITTEE (HVRC)

By: 
Dave Shaffel
Chair, HVRC

Date: 4/10/07

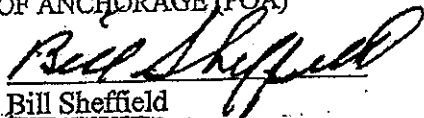
GOVERNMENT HILL COMMUNITY COUNCIL (GHCC)

By: 
Julie Jessal
President, GHCC

Date: 4-10-07

PORT OF ANCHORAGE (POA)

By:


Bill Sheffield

Director, Port of Anchorage

Date:

April 10, 2007

JAGUAR DEVELOPMENT GROUP

By:



Marc Marlow
Jaguar Development

Date:

4-10-07

Content Information

Content ID : 004921
Type: Ordinance - AO
Title: WAIVING PERMITTING REQUIREMENTS OF TITLES 21 AND 23 IN A R-3 SL HOLLYWOOD VISTA REDEVELOPMENT
Author: maglaquijp
Initiating Dept: ECD
Description: WAIVING PERMITTING REQUIREMENTS OF TITLES 21 AND 23 IN A R-3 SL HOLLYWOOD VISTA REDEVELOPMENT
Keywords: Hollywood Vista
Date Prepared: 3/19/07 1:56 PM
Director Name: Mary Jane Michael
Assembly Meeting Date: 3/27/07
Public Hearing Date: 4/10/07

M.O.A.
 2007 MAR 23 PM 12:48
 CLEMENS OFFICE

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	3/19/07 1:57 PM	Checkin	thomasm	Public	004921
ECD_SubWorkflow	3/19/07 1:59 PM	Approve	thomasm	Public	004921
OMB_SubWorkflow	3/20/07 10:17 AM	Approve	mitsonjl	Public	004921
Legal_SubWorkflow	3/20/07 11:01 AM	Approve	fehlenrl	Public	004921
MuniManager_SubWorkflow	3/23/07 9:09 AM	Approve	leblancdc	Public	004921
MuniMgrCoord_SubWorkflow	3/23/07 11:32 AM	Checkin	maglaquijp	Public	004921
MuniMgrCoord_SubWorkflow	3/23/07 12:16 PM	Approve	abbottmk	Public	004921

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